

LEGAL DESCRIPTION

Physical Address: 2360 Hutchinson Ferry Road, Quincy, FL 32352
Gadsden County, Florida Property Appraiser parcel #2-09-3N-4W-0000-00310-0200

COMMENCE at a concrete monument "RLS 3266" marking the southeast corner of the Northeast Quarter of the Southwest Quarter of Section 9, Township 3 North, Range 4 west, Gadsden County, Florida and proceed;

THENCE North 00 degrees 04 minutes 12 seconds West, along the eastern boundary of said Northeast Quarter of the Southwest Quarter, for a distance of 200.61 feet to a concrete monument "RLS 3266" on the northern boundary of a 70.00 foot wide right of way known as County Road No. 272 (also known as Hutchinson Ferry Road) for the POINT OF BEGINNING.

THENCE continue North 00 degrees 04 minutes 12 seconds West, along said eastern boundary of Northeast Quarter of the Southwest Quarter, for a distance of 1121.92 feet to a concrete monument "RLS 3266" marking the northeast corner of said Northeast Quarter of the Southwest Quarter;

THENCE North 88 degrees 23 minutes 50 seconds West, along the northern boundary of said Northeast Quarter of the Southwest Quarter, for a distance of 470.37 feet to a concrete monument "RSM 3266" marking the northwest corner of "The East Half of Deed Book "DDD" page 128 LESS O.R. Book 296 page 1535";

THENCE South 00 degrees 04 minutes 12 seconds East, along the western boundary of said "East Half . . .", for a distance of 853.20 feet to a concrete monument "RSM 3266" on the western boundary of 0.75 acres described in Official Record Book 435 page 268 of the Public Records for said county;

THENCE along the boundaries of said 0.75 acres as follows:

THENCE North 30 degrees 06 minutes 35 seconds East for a distance of 141.16 feet to an iron bar & plastic cap "LS 3266" marking the northwest corner of said 0.75 acres;

THENCE South 63 degrees 45 minutes 30 seconds East for a distance of 92.95 feet to an iron bar & plastic cap "LS 3266" marking the northeast corner of said 0.75 acres;

THENCE South 15 degrees 03 minutes 33 seconds West for a distance of 172.29 feet to an iron bar & plastic cap "LS 3266";

THENCE South 22 degrees 22 minutes 25 seconds west for a distance of 90.00 feet to an iron bar & plastic cap "LS 3266" on said northern (right of way) boundary;

THENCE leaving said boundaries of 0.75 acres, run Easterly along said northern right of way) boundary and a curve to the left, having a radius of 1111.28 feet and an arc length of

146.02 feet, being subtended by a chord of South 71 degrees 23 minutes 26 seconds East for a distance of 145.92 feet to a. concrete monument "SRD" for a point of tangent;

THENCE South 75 degrees 26 minutes 46 seconds East, along said northern (right of way) boundary, for a distance of 265.59 feet to said POINT OF BEGINNING.

Said property contains 10.822 acres more or less.

Together with and subject to covenants, easements, and restrictions of record.

AND

COMMENCE at a concrete monument "RLS 3266" marking the southeast corner of the Northeast Quarter of the Southwest Quarter of Section 9, Township 3 North, Range 4 West, Gadsden County, Florida and proceed;

THENCE North 00 degrees 04 minutes 12 seconds West, along the eastern boundary of said Northeast Quarter of the Southwest Quarter, for a distance of 200.61 feet to a concrete monument "RLS 3266" on the northern boundary of a 70.00 foot wide right of way known as County Road No. 272 (also known as Hutchinson Ferry Road);

THENCE continue North 00 degrees 04 minutes 12 seconds West, along said eastern boundary of Northeast Quarter of the Southwest Quarter, for a distance of 1121.92 feet to a concrete monument "RLS 3266" marking the northeast corner of said Northeast Quarter of the Southwest Quarter;

THENCE North 88 degrees 23 minutes 50 seconds West, along the northern boundary of said Northeast Quarter of the Southwest Quarter, for a distance of 470.37 feet to a concrete monument "RSM 3266" marking the northwest corner of "The East Half of Deed Book "DDD" page 128 LESS O.R. Book 296 page 1535" and the POINT OF BEGINNING.

THENCE continue North 88 degrees 23 minutes 50 seconds West, along said northern boundary of the Northeast Quarter of the Southwest Quarter, for a distance of 804.76 feet to an iron bar & plastic (Point On Line) cap "RSM 3266" on said northern boundary of a 70 foot wide right of way known as County Road No. 272;

THENCE South 30 degrees 47 minutes 53 seconds East, along said northern (right of way) boundary, for a distance of 619.71 feet to an iron bar & metal cap "RSM 3266" marking the most western corner of a three-quarter acre tract described in Official Record Book 360 page 1454 of the Public Records for said county;

THENCE North 59 degrees 12 minutes 07 seconds East for a distance of 150.00 feet to an iron bar & metal cap "RSM 3266" marking the most northern corner of said three-quarter acre tract;

THENCE South 33 degrees 37 minutes 18 seconds East for a distance of 216.00 feet to an iron bar & metal cap "RSM 3266" marking the most eastern corner of said three-quarter acre tract;

THENCE South 59 degrees 17 minutes 25 seconds West for a distance of 150.00 feet to an iron bar & metal cap "RSM 3266" marking the most southern corner of said three-quarter acre tract on said northern (right of way) boundary;

THENCE along said northern (right of way) boundary and a curve to the left, having a radius of 1111.28 feet and an arc length of 410.34 feet, being subtended by a chord of South 49 degrees 18 minutes 43 seconds East for a distance by chord of South 49 degrees 18 minutes 43 seconds East for a distance of 408.01 feet to an iron bar & plastic cap "RSM 3266" marking the southwest corner of another three-quarter acre tract described in Official Record Book 435 page 268 of said Public Records (formerly per O.R. Book 296 page 1535);

THENCE North 30 degrees 06 minutes 35 seconds East, along the western boundary of said three-quarter acre tract, for a distance of 118.24 feet to a concrete monument "RSM 3266";

THENCE North 00 degrees 04 minutes 12 seconds West, along the western boundary of said "East Half", for a distance of 853.20 feet to said POINT OF BEGINNING.

Said property contains 10.066 acres more or less.

Together with and subject to covenants, easements, and restrictions of record.

AND

Three Quarters of an acre previously described in Official Record Books 59 and 360 pages 556 and 1454, respectively, of the Public Records for Gadsden County, Florida having been surveyed by John T. Clark III (RSM 3266) during May 1997 and more accurately described as follows:

COMMENCE at a concrete monument "RLS 3266" marking the southeast corner of the Northeast Quarter of the Southwest Quarter of Section 9, Township 3 North, Range 4 West, Gadsden County, Florida and proceed;

THENCE North 00 degrees 04 minutes 12 seconds West, along the eastern boundary of said Northeast Quarter of the Southwest Quarter, for a distance of 200.61 feet to a concrete monument "RLS 3266" on the northern boundary of a 70 foot wide right of way known as County Road No. 272 (formerly known as Hutchinson Ferry Road);

THENCE North 75 degrees 26 minutes 46 seconds West, along said northern (right of way) boundary, for a distance of 265.59 feet to a concrete monument "SRD" for a point of curve;

THENCE along said northern (right of way) boundary and a curve to the right, having a radius of 1111.28 feet and an arc length of 706.41 feet, being subtended by a chord of North 56 degrees 56 minutes 40 seconds West for a distance of 694.58 feet to an iron bar & metal cap "RSM 3266" for the POINT OF BEGINNING;

THENCE along said northern (right of way) boundary and curve to the right, having a radius of 1111.28 feet and an arc length of 155.63 feet, being subtended by a chord of North 34 degrees 43 minutes 18 seconds West for a distance of 155.50 feet to an iron bar & plastic cap "RLS 3266" for a point of tangent;

THENCE North 30 degrees 47 minutes 53 seconds West, along said northern (right of way) boundary, for a distance of 60.37 feet to an iron bar & metal cap "RSM 3266";

THENCE North 59 degrees 12 minutes 07 seconds East for a distance of 150.00 feet to an iron bar & metal cap "RSM 3266";

THENCE South 33 degrees 37 minutes 18 seconds East for a distance of 216.00 feet to an iron bar & metal cap "RSM 3266";

THENCE South 59 degrees 17 minutes 25 seconds West for a distance of 150.00 feet to said POINT OF BEGINNING;

Said property contains 0.756 acres more or less;

Together with and subject to covenants, easements, and restrictions of record.

LESS the following:

COMMENCE at a concrete monument (RLS3266) marking the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 9, Township 3 North, Range 4 West, Gadsden County, Florida, and proceed;

THENCE North 00 degrees 04 minutes 12 seconds West along the Eastern boundary of said Northeast Quarter of the Southwest Quarter for a distance of 200.61 feet to a concrete monument (RLS3266) on the Northern boundary of a 70.00 foot wide right of way known as County Road No. 272 (also known as Hutchinson Ferry Road);

THENCE continue North 00 degrees 04 minutes 12 seconds West along said Eastern boundary of Northeast Quarter of the Southwest Quarter for a distance of 1121.92 feet to a concrete monument (RLS3266) marking the Northeast corner of said Northeast Quarter of the Southwest Quarter;

THENCE North 88 degrees 23 minutes 50 seconds West, along the Northern boundary of said Northeast Quarter of the Southwest Quarter for a distance of 470.37 feet to a concrete monument (RSM3266) marking the Northwest corner of "The East Half of Deed Book "DDD" page 128 LESS O.R. Book 296 page 1535";

THENCE South 00 degrees 04 minutes 12 seconds East, along the Western boundary of said "East Half . . .", for a distance of 470.75 feet to a re-bar (PSM3031) for the POINT OF BEGINNING.

From said POINT OF BEGINNING thence South 58 degrees 33 minutes 49 seconds East 192.32 feet to a re-bar (PSM3031);

THENCE South 30 degrees 06 minutes 35 seconds West 444.40 feet to a re-bar (RLS3266) on the Northeasterly right of way boundary of Hutchinson Ferry Road (County Road No. 272-70 foot right of way), said point also lying on a curve concave to the Northeast;

THENCE Northwesterly along said Northeasterly right of way boundary and said curve with a radius of 1111.28 feet through a central angle of 21 degrees 09 minutes 25 seconds for an arc distance of 410.35 feet (the chord of said arc being North 49 degrees 18 minutes 41 seconds West 408.02 feet) to a re-bar (RLS3266);

THENCE North 59 degrees 17 minutes 25 seconds East 428.30 feet to the POINT OF BEGINNING.

Containing 3.00 acres, more or less.